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**Date** January 27, 2012.....

**APPROVAL OF FINAL DEVELOPMENT PLAN FOR TWO NEW HOTELS  
AND A PARKING GARAGE IN THE 100 BLOCK OF WATER STREET**

WHEREAS, on January 23, 2012, by Roll Call No. 12-0121, the City Council approved an Urban Renewal Development Agreement (the “Agreement”) and a Conceptual Development Plan whereby Waterfront Lodging, Inc., has undertaken to improve the Property bounded by 2nd Avenue and Vine, Water and Market Streets, by the construction of the following Improvements:

- The construction of a hotel having approximately 125 to 130 lodging rooms and a parking garage providing space for approximately 238 parking spaces, to commence within 90 days; and
- The construction of a second hotel having between 100 and 120 lodging rooms, to commence by November 1, 2018,

in conformance with the approved Conceptual Development, and with the design of the garage and the exterior materials used on all the buildings to be in conformance with a Final Development Plan to be approved by the City Council after further review and recommendation by the Urban Design Review Board; and,

WHEREAS, on January 25, 2012 the Urban Design Review Board considered the Final Development Plan submitted by Waterfront Lodging, Inc., regarding the design of the garage and the exterior materials used on all the building and voted 5-3 in support of a motion to recommend approval of the Plan as submitted, subject to replacement of the thin brick on the Vine, Water and Market Street facades of the two hotels with conventional brick.

**ALTERNATE MOTIONS:**

1. MOVED by \_\_\_\_\_ to approve the Final Development Plan as submitted by Waterfront Lodging, Inc., subject to replacement of the thin brick on the Vine, Water and Market Street facades of the two hotels with conventional brick as recommended by the Urban Design Review Board.
2. MOVED by \_\_\_\_\_ to approve the Final Development Plan as submitted by Waterfront Lodging, Inc.
3. MOVED by \_\_\_\_\_ to refer the Final Development Plan to the City Manager for further investigation and report on the use of architectural thin brick and its durability and appropriate application.

( continued )

★ Roll Call Number

Agenda Item Number  
5 ✓

Date January 23, 2012

FORM APPROVED:



Roger K. Brown  
 Assistant City Attorney  
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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
<b>TOTAL</b>				

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

\_\_\_\_\_ Mayor

\_\_\_\_\_ City Clerk

January 26, 2012

RE: URBAN DESIGN REVIEW BOARD RECOMMENDATION ON  
WATERFRONT LODGING, INC. PROJECT AT 2<sup>ND</sup> AND WATER  
STREET

Honorable Mayor and City Council Members:

The Urban Design Review Board, at its January 25, 2012 meeting, voted to approve the Waterfront Lodging, Inc. project to construct two hotels and structured parking at 2<sup>nd</sup> and Water Street, provided that thin brick shall be replaced by full dimension brick on the street view side of the two hotels. The Board is appreciative of the additional density and urban design elements that have been added to the project, and also of the developer's efforts to accommodate the requests of adjacent neighbors.

The Board's discussion at the January 25 meeting focused on the proposed use of thin brick rather than full dimension brick on the hotel elevations. While there was support for the use of the material, the Board was not satisfied that the appropriate application was proposed for the two hotel buildings. The Board recognizes the need for durable materials, quality construction and an appealing aesthetic for all projects constructed in the City of Des Moines, but is particularly cognizant of those features being necessary for this downtown Riverfront site.

As chair of the Board, I would be agreeable to further evaluation and review of the proposed thin brick application with the project architect, contractor, developer and City staff to ensure that appropriate methodologies are being utilized. Information on this matter should be provided for consideration by the Community Development Department, City Manager, Office of Economic Development and City Council.

We appreciate the opportunity to provide design review assistance for City of Des Moines projects.

Sincerely,



Greg Wattier  
Chair, Urban Design Review Board



URBAN DESIGN REVIEW BOARD

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All American City 1949, 1976, 1981